



TOWN OF SURFSIDE BEACH
115 US Highway 17 North, Surfside Beach, SC 29575
www.surfsidebeach.org
☎ (843) 913-6111 ☎ (843) 238-5432

**BOARD OF ZONING APPEALS
TOWN COUNCIL CHAMBERS
APRIL 28, 2016 ♦ 6:30 P.M.**

- 1. CALL TO ORDER – Chairman Ott**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AGENDA APPROVAL**
- 4. MINUTES APPROVAL – March 29, 2016**
- 5. BUSINESS**
 - A. Appeal Number #ZA2016-02(a) Troy Brady request a variance from Section 17-321 Maximum Building Height in the R-2 Zoning District for property located at 319 15th Avenue South.**
 - i. Hearing**
 - a. Appellant Recitals**
 - b. Staff Recitals**
 - iii. Q&A with Sworn Individuals**
 - iv. Business - Motion on Appeal #ZA2016-02(a)**
 - B. Appeal Number #ZA2016-02(b) Troy Brady request a variance from Section 17-320 Yard Setbacks, specifically the side yard setback of 10' required in the R-2 Zoning District for property at 319 15th Avenue South.**
 - i. Hearing**
 - a. Appellant Recitals**
 - b. Staff Recitals**
 - iii. Q&A with Sworn Individuals**
 - iv. Business - Motion on Appeal #ZA2016-02(b)**
- 6. PUBLIC COMMENTS – General Comments.**
- 7. BOARD COMMENTS**
- 8. ADJOURNMENT**



BOARD OF ZONING APPEALS MEETING MINUTES
TOWN OF SURFSIDE BEACH
SURFSIDE BEACH FIRE STATION
MARCH 29, 2016 ♦ 6:30 p.m.

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1. **CALL TO ORDER.** Chairman Ott called the meeting to order at 6:30 p.m. Members present: Chairman Ott, Vice Chairman Willm, and members Courtney, Lauer, Lanham, Murdock and Watson. A quorum was present. Others present: Town Clerk Hermann and Building, Planning & Zoning Director Morris.

2. **PLEDGE OF ALLEGIANCE.** Chairman Ott led the Pledge of Allegiance.

3. **AGENDA APPROVAL.** Mr. Lanham moved to approve the agenda. Ms. Watson second. All voted in favor. **MOTION CARRIED.**

4. **MINUTES APPROVAL** – November 30, 2015. Mr. Courtney moved to approve the November 30, 2015 minutes. Ms. Lauer second. All voted in favor. **MOTION FAILED.**

5. **ELECTION OF OFFICERS.**

Ms. Watson moved to elect Mr. Ott chairman. Mr. Lanham second. All voted in favor. **MOTION CARRIED.**

Mr. Lanham moved to elect Mr. Willm vice-chairman. Mr. Ott second. All voted in favor. **MOTION CARRIED.**

6. **HEARING APPEAL.** (*This portion verbatim.*)

Appeal No. ZA2016-01 Ms. Wanda Todd requests a variance from Section 17-408 (for an existing carport) to allow for the carport to be moved 5' closer to the side property line in order to save a landmark Oak Tree. Chairman Ott opened the hearing at 6:31 p.m.

A. **Appellant Recitals.**

Chairman Ott speaking to Ms. Todd: Do you promise to tell the truth, the whole truth and nothing but the truth, so help you God? Ms. Todd: I do.

Ms. Todd: I have a carport on my property, a metal carport that I've had, and I have a landmark tree, an oak, that's pressing against it, and pushing it. It's already dented it in and it's pushing it. All I want to do is just move the carport over like two or three feet to get it off the tree. I'd like to save the tree. I don't want the tree damaged.

B. **Staff Recitals.**

Ms. Morris: I hope most of you got to go by the property. Actually, I went to Ms. Todd's house, because she had another tree, not protected, in the rear of her property that really needed to be removed. While we were there, we were talking about it, I saw the problem with the existing carport and the protected tree. Actually had an arborist go look at it; just to drive by and look at it. He said the tree is well over 30-inches in diameter. It's a very old tree. He said between 150 and 200 years old. It is a landmark tree in the town. It's a Laurel Oak, and there are other trees around it, but they're not protected like this one. The tree, if you get closer to it, you can see that the carport is right up against the tree itself, which is messing with the bark, which could certainly cause ants, and any other kind of insect to get into the tree, and cause damage to that tree. When I spoke to Ms. Todd, she had, she did not want to go all the way over, although the neighbor did say she was fine with it going over. She only wanted, and on the agenda it says 5-feet, she actually, and correct me if I'm wrong, Ms. Todd, she actually just wants to go

57 over just past this (*indicating post on photograph*) and go up a little bit. So, you're looking at about 3-feet
58 as opposed to 5-feet. You still have 8-feet on the side with the (**) property owner. I know the ordinance
59 does, it allows for a garage, you have to, a carport or a garage generally would not be allowed in the front
60 yard unless it's attached. This one is attached. It would have to be 10-feet from the property line on the
61 side, so we're asking for a variance to save that tree of 3-feet to go over. So, if you have any questions,
62 I'll be glad to answer them.

63
64 **C. Q&A with Sworn Individuals.**

65
66 Chairman Ott: Were all the people in the immediate area notified?

67
68 Ms. Morris: They were notified, and a sign was posted. You can see the sign at the bottom of
69 the photograph, and we haven't heard from anybody.

70
71 Mr. Lanham: What species?

72
73 Ms. Morris: It's a Laurel Oak.

74
75 Mr. Courtney: Was a permit on it, on the carport?

76
77 Ms. Morris: Yes. The permit for the carport was issued in November 1995, so it's been there
78 quite a while.

79
80 Ms. Watson: [Ms. Morris,] what happens to that spot on the tree where that carport is touching,
81 once the carport is moved? Do they put tar on it? What do they do with it?

82
83 Ms. Morris: To be honest with you, our arborist, the arborist that I spoke to said he'd like to see it
84 and then he can tell her what to do, because for some reason they don't recommend tar anymore. But,
85 there is something that would protect the tree after she moves it.

86
87 Ms. Todd: The tree on the other side of it (**). [Hurricane] Hugo cut it off, and it bent it over and
88 so it's got a limb that goes all the way over that probably about this big around (*indicated size with*
89 *hands*). But, then the tree came straight up from that limb, and so we wanted to save it, because it's
90 really unique, and so it got diseased, and so when my husband was alive he contacted somebody about
91 it. They gave him some foam that is like flesh-colored that was put in the diseased part. He cleaned it
92 out and put it in there, and that was years ago and it's still, the foam is still there, and it's still, the tree is
93 still growing.

94
95 Ms. Morris: Well, we would certainly have the arborist look at it again once, if it is approved and
96 it's moved.

97
98 Mr. Lanham: So the neighbors on the other side don't have a problem with it only three feet.

99
100 Ms. Morris: No, sir.

101
102 Ms. Lauer: Now I notice when looking at the picture there's a pole. Are we going as far over, is
103 that the end of her property line?

104
105 Ms. Morris: Yes, we're not going that far. From the, and I wish you had, actually the picture that
106 you have is better than mine. But from this side that you're talking about, there are only, it's ten feet from
107 that side to the property line. They are only wanting to go over three feet.

108
109 Ms. Lauer: Right, and they are moving it up next to the house?

110
111 Ms. Morris: Right, they are gonna move it back this way, and then move it up a few feet so she
112 can get out of her car and actually get in the house without getting wet.

Board of Zoning Appeals
March 29, 2016

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Mr. Lanham: So there's no variance to move forward?

Ms. Morris: No, just the side.

Mr. Courtney: So the setback is 10-feet on each side of the property?

Ms. Morris: Yes.

Ms. Lauer: And it would still remain 10-feet when she moves it?

Ms. Morris: It will be 8-feet, so she's asking for the (**).

Ms. Lauer: Do you have one car or two?

Ms. Todd: Two.

Chairman Ott: I'm gonna open the floor to anybody in our audience that would like to speak on behalf of or against the moving of this carport. Is there anybody? No, I don't see anybody. No hands are raised.

Ms. Lauer: I just have one question. I'm not familiar with carports like this. Are they anchored into the ground in cement, or are they (**).

Ms. Todd: They are metal. They've got metal strips. The posts are connected to the metal and it's submerged in the concrete.

Ms. Lauer: Okay, thank you.

Chairman Ott closed the hearing at 6:41 p.m.

ii. Business – Motion on Appeal #ZA2016-01. Mr. Murdock said the code was amended to give the board of zoning appeals the specific power to grant a variance to save a landmark tree, and moved to grant the variance as requested. Ms. Watson and Mr. Courtney second. After discussion, Mr. Lanham moved to have the carport moved back to its original location if the tree was removed. Mr. Murdock accepted the friendly amendment. After additional discussion, Ms. Watson objected to the amendment saying it would place an onerous burden on the homeowner. Members Courtney, Lauer, and Willm also objected. Mr. Murdock rejected the amendment citing it was "unfriendly."

Chairman Ott called for a separate vote on the amendment to require the carport to be moved back to the original location in the event the tree was removed. Mr. Lanham was concerned about how the variance would affect future landowners. Ms. Herrmann explained that the variance would become a matter of public record and run with the land transferring to any future owners. All voted against the amendment. **MOTION TO AMEND FAILED.**

Chairman Ott called for a vote on the original motion to approve the three foot variance as requested. All voted in favor. **MOTION CARRIED. Variance granted.**

7. PUBLIC COMMENTS. There were no public comments.

8. BOARD COMMENTS.

Mr. Murdock said he was looking forward to a tour of the firehouse.

Mr. Courtney told Ms. Todd he was very happy they could help her today. The oak tree is a very nice tree.

Board of Zoning Appeals
March 29, 2016

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Ms. Lauer thanked everyone for coming.

Mr. Willm apologized for being a few minutes late. He wished the three board members running for town council good luck.

Ms. Watson told Mr. Willm he was elected vice chairman before he arrived. *(Laughter.)*

Chairman Ott thanked everyone for attending.

8. ADJOURNMENT. Mr. Lanham moved to adjourn at 6:50 p.m. Mr. Courtney seconded. All voted in favor. **MOTION CARRIED.**

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: _____

Ron Ott, Chairman

Darrell Willm, Vice Chairman

Timothy Courtney, Board Member

Terri Lauer, Board Member

Guy Lanham, Board Member

Phil Murdock, Board Member

Holly Watson, Board Member

Note: Be advised that these minutes represent a summary of items with a verbatim transcript of the hearing section insofar as can be determined by the recording thereof and are not intended to represent a full transcript of the meeting. The audio recording of the meeting is available upon request; please provide a flash drive on which to copy the audio file. An agenda of this meeting was published pursuant to FOIA §30-4-80(a) including publishing on the town website; sent to the town's email subscription service, and the agenda was posted outside the Surfside Beach Fire Station. Meeting notice was also posted on the town marquee.

ISSUE PAPER FOR ZONING BOARD OF APPEALS CONSIDERATION

Meeting Date: April 28, 2016

Prepared by: Sabrina Morris

Agenda Item: 5A

Subject: **Appeal Number #ZA2016-02(a) Troy Brady request a variance from Section 17-321 Maximum Building Height in the R-2 Zoning District. He request a variance of 3' to allow the single family residence to be built to a height of 38' as opposed to the allowed 35'**

BACKGROUND:

The property owner at 315 15th Avenue South request approval of a variance from Section 17-321 Maximum Building Height in the R-2 Zoning District. He request a variance of 3' to allow the single family residence to be built to a height of 38' as opposed to the allowed 35'. The request is for a two story, single family structure. Section 14-19 of the Flood Damage Prevention Ordinance requires that all new structures, not located in a special flood hazard area, shall have the lowest floor and all mechanical or electrical equipment, such as compressors, air conditioning units, etc., elevated no less than 36 inches above the highest adjacent grade of the lot. Final site grading shall insure that ponding of stormwater will not occur beneath the building, nearer than three feet from the building's perimeter or any mechanical or electrical equipment.

Prior to the flood ordinance being amended the home would have 34'5" in height, meeting the zoning requirements. Once the Flood ordinance was approved by Town Council on November 10, 2014, all structures must meet the additional 3' requirement causing the proposed residence to be 37' 5" in height.

The flood ordinance allows for storage areas to be located on ground level. The proposed structure has storage, but also a bathroom below the 3' requirement. Because the owner does not want to remove the bathroom from the bottom floor.

ATTACHMENTS

Application for variance and applicants supporting documents
Section 14-19 of the Flood Ordinance- Standards for areas outside of the Special Flood Hazard Area (SFHA)

Check Returned to Mr. Berry 3-2-16



Town of Surfside Beach Board of Zoning Appeals
Application for Variance, Special Exception or Appeal of Administrative Official Decision

843-913-6341(Phone) 843-839-0057(Fax)

OFFICE USE ONLY

Application #:
Date Filed:
Appeal No.:
Meeting Date:

Instructions - Submit this application, along with the required information and fee, to the Planning, Building & Zoning Department at 115 Hwy. 17 North, Surfside Beach, SC 29575.

THE APPLICANT HEREBY REQUESTS:

- A Variance as indicated on page 2 of this application (complete pages 1 & 2 only)
A Special Exception as indicated on page 3 of this application (complete pages 1 & 3 only)
An Appeal of a decision of the administrative official as indicated on page 4 of this application (complete pages 1 & 4 only)

Property Address 319 15th Ave S. TMP# 195-07-04-028
Property Owner Troy K Berry Daytime Phone 803-260-0096
Applicant Troy Berry Daytime Phone 803-260-0096
Applicant's Mailing Address 548 Charleston Estates Ln Columbia, SC 29223
E-Mail Address Sbkres@gmail.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Same

Zoning of Property R-2 Commercial Residential Planned Development

Information required with application: (Check information submitted)

- Scaled plan(s) or plat(s), including elevations of structures and locations of structures (proposed and existing) showing the variance(s) or special exception(s) being requested
Stamped envelopes addressed to property owners within 150 ft. of the property requesting the variance or special exception.
A list of same property owners on a separate piece of paper for the Planning, Building and Zoning Department file.
Filing fee of \$200.00

DESIGNATION OF AGENT [Complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Handwritten signature and date: Addal 4/1/16

Owner Signature Troy Berry
Owners Signature Troy Berry

I hereby certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there is any, and that I am the owner of the subject property or the authorized agent of the owner.

Date 2-1-16 4/1/16

Owners / Authorized Agent Signature Troy Berry

VARIANCE FORM

For Both Items

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application of the ordinance applicable to the property described on page 1 of this document of the following provisions of the Zoning Ordinance: Request for Outside Property Line Setbacks to be Approved at about 9.7 ft. Request is based

on Survey variations in irregular lot (from standard). Appeal 35' High, w/ Sect. 14-19 3ft High so that a zoning permit may be issued to allow use of the property in a manner shown on the attached scaled plan or plat, described as follows: Request Approval for Unit "A" and "B" to be built on Lot, with All other requirements met.

Raised 2 Story Beach Home is 34.5 ft Min Now. For which a permit has been denied by the Development Administrator on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts: With Section 14-19 Now, Adding 3' to Ground Level, Need Height Variance to 38 feet-

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: Survey of Lot Now, shows a slight variation from 2005 Survey and Approval at about

9.7 ft outside line setback is needed, to allow proper building permit to be issued. New 3'

b. These conditions do not generally apply to other property in the vicinity as shown by: High code. Can Not Have Storage Room Both?

New Sect. 14-19 Code

Some other properties have side property line variations, and this request has No impact on adjacent.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

If request not granted, Home Can Not be Built, as show on Site Plan, and permit to build not issued.

d. Can Not Build Permitted 2 story Raised Home. The authorization of the variance will not be of substantial detriment to the adjacent property(ies) or the the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

This request will have No impact on adjacent established properties and No impact on Town.

Request is only for about 5 inches in outside line setbacks. This is minor variation for Approval.

No Effects to Town at All.

3. The following documents are submitted and attached in support of this application:

Survey from 2005, New Survey and Site Plan, GIS Map Surveys (2) and Application for Approval.

Troy Berry Signature of Applicant/Owner

[Handwritten Signature]

2-1-16

Date

Added 4/1/16

- (d) Fill used to support structures must be certified by a registered professional engineer for “designed and compacted fill” that meets the criteria of (1) Section 1803.5.8 and Section 1804.4 of the International Building Code, (2) Section 2.4 of ASCE 24, or (3) their equivalent); and must be on fill that has appropriate protection from erosion and scour.
 - (e) Fill slopes shall be no greater than two (2) horizontal to one (1) vertical. Flatter slopes may be required where velocities may result in erosion;
 - (f) The use of fill shall not increase flooding or cause drainage problems on neighboring properties;
 - (g) Fill may not be used for structural support in the coastal high hazard areas (V, VE, or V130).
- (8) Any unauthorized or construction inconsistent with plans approved by the town will be required to return the area to original conditions. This requirement includes existing properties.

Sec. 14-19. – Standards for areas outside of the Special Flood Hazard Area (SFHA)

Other areas of the town are subject to periodic inundation of flood waters due to acts of nature, stormwater drainage and other issues. These properties, although outside of the SFHA, need to be protected. The town wishes to minimize any potential lost due to periodic flooding by enforcing certain requirements within the 100 year and 500 year flood zones. These flood zones have no base flood elevation data therefore the following requirements are to be enforced on all new construction and additions:

- (1) Minimum finished floor elevation. All new structures, not located in a special flood hazard area, shall have the lowest floor and all mechanical or electrical equipment, such as compressors, air conditioning units, etc., elevated no less than 36 inches above the highest adjacent grade of the lot. Final site grading shall insure that ponding of stormwater will not occur beneath the building, nearer than three feet from the building's perimeter or any mechanical or electrical equipment.
- (2) Slab on grade foundations shall be prohibited.
- (3) Enclosed crawl space construction must be designed and certified by a professional engineer to meet the following minimum criteria:
 - a. Provide a minimum of two (2) flood vents on different walls having a *total net area* of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - b. The bottom of all flood vents shall be no higher than one (1) foot above the higher of the interior or exterior grade immediately under the opening,

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

(4) The installation of outdoor faucets for shower heads, hoses, etc., are permitted as long as cutoff devices and backflow devices are installed to prevent contamination of the service components and thereby minimize any flood damages to a structure and contents;

(5) Gas containers shall be elevated and anchored at a minimum three (3) feet above the highest adjacent grade or buried below grade and anchored to a reinforced concrete footing.

Sec. 14-20. - Standards for subdivision proposals.

All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations.

- (1) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. An access road at or above the base flood elevation shall be provided to allow emergency access during flood conditions.
- (2) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (3) Base flood elevation data shall be provided for all subdivision proposals of 50 lots or more than 5 acres or greater.
- (4) All residential subdivision proposals having 50 lots or more shall be required to provide an approved evacuation plan.

Sec. 14-21. - Standards for areas of shallow flooding (AO zones).

Located within the areas of special flood hazard established in section 14-4, are areas designated as shallow flooding. The following provisions shall apply within all such areas in addition to those requirements set forth in Section 14-17 of this chapter:

- (1) All new construction, addition and substantial improvements of residential structures shall have the lowest floor elevated to at least as high as the depth number specified on the flood insurance rate map, in feet above the highest adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least three (3) feet above the highest adjacent grade.
- (2) All new construction, addition and substantial improvements of nonresidential structures shall:

ISSUE PAPER FOR ZONING BOARD OF APPEALS CONSIDERATION

Meeting Date: April 28, 2016

Prepared by: Sabrina Morris

Agenda Item: 5B

Subject: **Appeal Number #ZA2016-02(b) Troy Brady request a variance from Section 17-320 Yard Setbacks, specifically the side yard setback of 10' required in the R-2 Zoning District.**

BACKGROUND:

The property owner has requested a variance from the side yard setbacks on property located at 315 15th Avenue South. As you can see by the attached Resurvey map, the property owner is proposing two single family structures be located on one lot. **This is not allowed in the R-2 zoning district. The property owner is requesting a variance contingent to the Planning Commission and Town Council approving the allowance of two homes on one property. I informed the owner that this is not generally done, as granting a variance with a contingency that a proposed zoning amendment be approved by Planning Commission and town Council may appear to the commission and council as a recommendation from this board. However, he insisted on having the variance heard at this time.**

The property is currently zoned R2 (Medium Density Residential). Setback requirements for the district are:

Front: 25 ft.

Sides: 10 ft.

Rear: 20 ft.

The resurvey in your packets show all side yards in need of a variance. However, if the Planning Commission and or Town Council does not approved the proposed amendment to allow for the two structures per parcel, one structure would fit nicely on the site without need of a variance.

ATTACHMENTS:

Application for the variance

Letter to surrounding property owners

Resurvey of property



www.surfsidebeach.org

TOWN OF SURFSIDE BEACH
115 Highway 17 North
Surfside Beach, SC 29575
Tel: 843-913-6341 Fax: 843-839-0057

April 8, 2016

Dear Property Owner,

The Board of Zoning Appeals of the Town of Surfside Beach, SC will hold a Public Hearing at **6:30 PM on Thursday, April 28, 2016** in the Council Chambers of the Surfside Beach Town Hall located at 115 US Highway 17 N. Surfside Beach, SC. The purpose of the meeting will be to hear the following appeals:

Appeal Number #ZA2016-02(a) Troy Brady request a variance from Section 17-321 Maximum Building Height in the R-2 Zoning District for property located at 319 15th Avenue South.

Appeal Number #ZA2016-02(b) Troy Brady request a variance from Section 17-320 Yard Setbacks, specifically the side yard setback of 10' required in the R-2 Zoning District for property at 319 15th Avenue South.

You are being notified by letter of the public hearing because you own property that lies within 150 ft. of the property requesting the variance.

You may attend the meeting and speak to the Board of Zoning Appeals members as a whole in regards to the request. Time will be allotted by the board for each person wanting to speak on the issue. Or, you may send any comments in regards to the request to the Town of Surfside Beach Planning, Building & Zoning Department at 115 Hwy. 17 N. Surfside Beach, SC 29575.

Documents relating to the appeal are available for public inspection in the Building and Zoning Department at 115 Highway 17 North, Surfside Beach, SC 29575. You may contact the Building and Zoning Department if you should have any questions at 843-913-6341.

Sincerely,

Sabrina Morris
Director of Planning, Building & Zoning

BARGAIN BEACHWEAR
1616 EXECUTIVE AVE.
MYRTLE BEACH, SC 29577
TEL: 843-626-9339 FAX: 843-626-2108

FACSIMILE TRANSMITTAL SHEET

TO:	FROM: Amy Watson
COMPANY: Town of Surfside	DATE: 4/19/16
FAX NUMBER: 843-839-0057	TOTAL NO. OF PAGES INCLUDING COVER: 6
PHONE NUMBER:	SENDER'S REFERENCE NUMBER: 843-626-9339 ext 200
RE: Tent Permit Information	YOUR REFERENCE NUMBER:

URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

Please review & get back to me on the layout for May Tent permit.

Thank you for your assistance.

*Store Manager will bring check
to pick up permits*



Town of Surfside Beach
BUILDING PERMIT APPLICATION

Tel: 843-913-6341 Fax: 843-839-0057

PROPERTY STREET ADDRESS 1310 Hwy 17 South TAX MAP # 195-00-01-051

OWNERS NAME Joshua, Mordy, Samuel & Moshe Lanlado PHONE # 843-626-9339

ADDRESS 1616 Executive Ave CITY, STATE, ZIP Myrtle Beach, SC 29577

LOT BLOCK SECTION ZONING DISTRICT

FLOOD ZONE BASE FLOOD ELEVATION FIRM PANEL #

TYPE OF WORK TO BE PERFORMED

NEW BUILDING OR STRUCTURE ADDITION RENOVATION/REMODEL REPAIR/REPLACEMENT
MOVE/DEMOLITION ELECTRICAL MECHANICAL/GAS PLUMBING OTHER

PROPOSED USE CURRENT USE

CONSTRUCTION TYPE OCCUPANCY TYPE GROSS SQUARE FEET

OF STORIES HEIGHT ABOVE GRADE SETBACKS: FRONT REAR SIDE SIDE

SQ. FOOTAGE OF LOT # OF PARKING SPACES # OF BEDROOMS # OF BATHS

DESCRIBE IN DETAIL PROPOSED SCOPE OF WORK:

Put up a 20x20 tent in front of the store to display our own merchandise from 5/13 - 5/22/16

CONTRACTOR TELEPHONE #

ADDRESS CITY, STATE, ZIP

CONTRACTOR STATE LICENSE # TOWN BUSINESS LICENSE #

VALUE OF CONSTRUCTION/IMPROVEMENT \$ (INCLUDE ALL LABOR, MATERIAL & PROFIT)

Pursuant to SC Code Section 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with or prohibits the activity described in the permit? YES NO NOT APPLICABLE

It is understood and agreed by the undersigned that the issuance of this permit grants the Code Enforcement Official(s) access to the property as listed above and it does not constitute a privilege to violate any town ordinance, codes or regulations and that any omission or misrepresentation of facts or changes from this application or permit without the approval of the Building & Zoning Department shall constitute sufficient grounds for revocation of any permits issued. All permits are non-transferable and non-refundable.

Signature of Applicant

Date

Approved by:

Zoning Official

Date

Building Official

Date



Town of Surfside Beach
TEMPORARY CERTIFICATE OF ZONING COMPLIANCE
APPLICATION

Tel: 843-913-6341 Fax: 843-839-0057

Street Address 1310 Hwy 17 South Zoning District _____
Tax Map # 195-00-01-051 Lot 3 Block _____ Number of Businesses per lot 1
Business Name Bargain Beachwear Tel. No. 843-626-9339

TEMPORARY USE: (A drawing or site plan is required to include where the open display, tent, sign etc. will be located on the property, the distance it will be from any right of way, side or rear property line and the required number of parking spaces.

- Tent and/or open display (5 days or more not to exceed 60 days per calendar year.
- Portable & temporary special event signs (For a period of no more than ten (10) consecutive days, no more than six (6) times per calendar year per lot with 1 & 2 businesses. Lots containing three or more businesses with separate entrances two additional certificates may be issued per business within a calendar year.)

- For the following purposes: Religious meetings on church property or in nonresidential districts.
- Fund-raising events for local nonprofit organizations, only in nonresidential districts.
- Special sales promotion events for local businesses licensed in the town; open display of merchandise will be allowed under the tent and/or within ten (10) feet of the store front.

- Carnival, circus or fair including the use of a tent in a non residential district not to exceed 7 days, subject to the approval of the town council.
- Open lot sale of Christmas trees for a period not to exceed forty five (45) days.
- Real Estate sales office, in any district, for a period not to exceed one (1) year.
- Contractor's office and equipment sheds, in any district, for a period of one (1) year.
- Mobile home unit for a business establishment as a temporary basis for a period not to exceed one (1) year.

Time Period Being Requested: 5/13 - 5/22/16

I hereby make application for a Temporary Certificate of Zoning Compliance for the property to be used as shown above. All statements contained herein are true and have been verified by me.

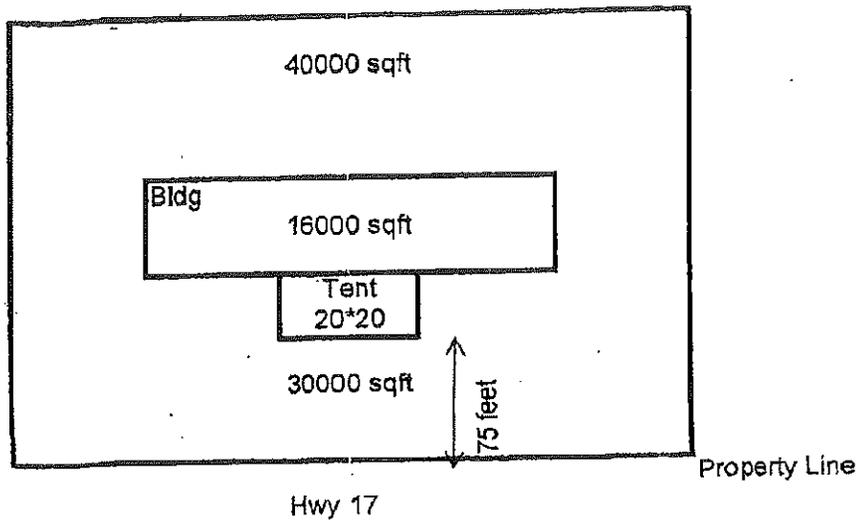
Applicant: [Signature]
() Owner () Occupant () Agent

4/19/16
Date

Approved _____ Denied _____

Code Enforcement Official Date

B7
1310 Hwy 17 South





Town of Surfside Beach
BUILDING PERMIT APPLICATION
Tel: 843-913-6341 Fax: 843-839-0057

PROPERTY STREET ADDRESS 1310 Hwy 17 South TAX MAP # 195-00-01-051

OWNERS NAME Joshua, Mordy, Samuel & Moshe Laniado PHONE # 843-626-9339

ADDRESS 1616 Executive Ave CITY, STATE, ZIP Myrtle Beach, SC 29577

LOT _____ BLOCK _____ SECTION _____ ZONING DISTRICT _____

FLOOD ZONE _____ BASE FLOOD ELEVATION _____ FIRM PANEL # _____

TYPE OF WORK TO BE PERFORMED

NEW BUILDING OR STRUCTURE ADDITION RENOVATION/REMODEL REPAIR/REPLACEMENT
 MOVE/DEMOLITION ELECTRICAL MECHANICAL/GAS PLUMBING OTHER

PROPOSED USE _____ CURRENT USE _____

CONSTRUCTION TYPE _____ OCCUPANCY TYPE _____ GROSS SQUARE FEET _____

OF STORIES _____ HEIGHT ABOVE GRADE _____ SETBACKS: FRONT _____ REAR _____ SIDE _____ SIDE _____

SQ. FOOTAGE OF LOT _____ # OF PARKING SPACES _____ # OF BEDROOMS _____ # OF BATHS _____

DESCRIBE IN DETAIL PROPOSED SCOPE OF WORK:

Put up a 20x20 tent in front of the store to display our own merchandise from

5/22 - 5/31/16

CONTRACTOR _____ TELEPHONE # _____

ADDRESS _____ CITY, STATE, ZIP _____

CONTRACTOR STATE LICENSE # _____ TOWN BUSINESS LICENSE # _____

VALUE OF CONSTRUCTION/IMPROVEMENT \$ _____ (INCLUDE ALL LABOR, MATERIAL & PROFIT)

Pursuant to SC Code Section 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with or prohibits the activity described in the permit? YES _____ NO _____ NOT APPLICABLE _____

It is understood and agreed by the undersigned that the issuance of this permit grants the Code Enforcement Official(s) access to the property as listed above and it does not constitute a privilege to violate any town ordinance, codes or regulations and that any omission or misrepresentation of facts or changes from this application or permit without the approval of the Building & Zoning Department shall constitute sufficient grounds for revocation of any permits issued. All permits are non-transferable and non-refundable.

[Signature]
Signature of Applicant

4/19/15
Date

Approved by:

Zoning Official

Date

Building Official

Date



Town of Surfside Beach
TEMPORARY CERTIFICATE OF ZONING COMPLIANCE
APPLICATION

Tel: 843-913-6341 Fax: 843-839-0057

Street Address 1310 Hwy 17 South Zoning District
Tax Map # 195-00-01-051 Lot 3 Block Number of Businesses per lot 1
Business Name Bargain Beachwear Tel. No. 843-626-9339

TEMPORARY USE: (A drawing or site plan is required to include where the open display, tent, sign etc. will be located on the property, the distance it will be from any right of way, side or rear property line and the required number of parking spaces.

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Applicant: [Signature] Date 4/19/16
(X) Owner () Occupant () Agent

Approved Denied

Code Enforcement Official

Date

- TOWN OF SURFSIDE BEACH GRID INFORMATION
- 1 OWNER/APPLICANT TROY BERRY
 - 2 SUBJECT PROPERTY IS KNOWN AS OCEAN TERRACE SECTION BLOCK 14 LOT 32
 - 3 COMMON ADDRESS 319 15TH AVENUE SOUTH
 - 4 SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X BUILDING ZONE R-2
 - 5 BUILDING ZONE R-2 REQUIREMENTS



LOCATION MAP

	REQUIRED	PROPOSED
LOT AREA (SF)	6000	7460
WIDTH (FT)	60	67.95
DEPTH (FT)	N/A	109.67
SETBACKS		
FRONT (FT)	25	25
REAR (FT)	20	20
SIDE (FT)	10	9.25
ACCESSORY BUILDING SETBACKS		
REAR (FT)	N/A	N/A
SIDE (FT)	N/A	N/A
TOTAL LOT COVERAGE (%)	30	30%
TOTAL IMPERVIOUS COVERAGE (%)	40	42%
BUILDING HEIGHT (FT AND STORY)	35	10
OFF STREET PARKING SPACES	8	7
TREES (TOTAL)	4 (40 DBH)	7 (58 DBH)
LANDSCAPE TOTAL: (SF)		
FRONT (FT)	597	1423
REAR (FT)	N/R	1790
SIDE YARD LEFT AND RIGHT (FT)	N/R	1443
POOL (DIMENSION/FT)	N/A	N/A

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO F.I.R.M. No. 45051C0751 H, DATED AUGUST 23, 1999.

FLOOD ZONE LINES ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALES VARY FROM 1"=500' TO 1"=2000' AND ARE NOTED AS BEING APPROXIMATE ON SAID MAPS. CULLER LAND SURVEYING III, INC. DOES NOT CERTIFY TO OR ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

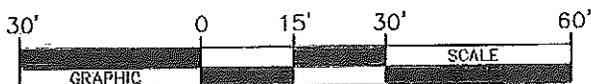
CULLER LAND SURVEYING III, INC. IS NOT LIABLE FOR ANY AND ALL SETBACKS SHOWN OR NOT SHOWN HEREON; SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.

REFERENCE PLAT OF OCEAN TERRACE BY J C CAUSEY DATED MAY 28, 1963 RECORDED IN DB 42, PAGE 47

LAST RECORD TRANSFER TROY K BERRY 10/17/2011 DB 3547 PAGE 69

- 6 ALL CONSTRUCTION TO COMPLY WITH 2012 IRC STANDARDS
- 7 DOCUMENTS ATTESTED TO BE PREPARED FOR TROY BERRY PROPERTY IN TOWN OF SURFSIDE BEACH, Horry County, SC

PREPARED BY: CULLER LAND SURVEYING III INC. 1/27/2016



**RESURVEY MAP / SITE PLAN
OF
LOT 32, BLOCK 14, OCEAN TERRACE SECTION OF
THE TOWN OF SURFSIDE BEACH,
HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
TROY BERRY**

Certificate of Accuracy.
I hereby state that to the best of my professional knowledge, information shown hereon was made in accordance with the requirements of the Standard Surveying in South Carolina, and meets or exceeds the requirements for a specified therein; also there are no visible encroachments or projections on the property of Culler Land Surveying III, Inc., is certified only to the plat herein, and must contain the original signature and raised seal to be valid.

CULLER LAND SURVEYING III, INC.



(843) 238-2333
P.O. BOX 14327
SURFSIDE BEACH S.C. 29587

JAN. 29, 2016
Date

Michael S. Culler, III

PIN: 29114
TMS: 195-07-04-028

29114
S.C. Registration No.

SURVEY DATE:	CADCOMP1/C/	FB# BH4 / 51
JANUARY 28, 2016	SCALE: 1" = 30 FT	DWG: L-6676

TOWN OF SURFSIDE BEACH
BZA VARIANCE PERMIT

115 HIGHWAY 17 NORTH / SURFSIDE BEACH, SC 29575
PHONE: (843)913-6111 FAX: (843)839-0057 www.surfsidebeach.org

DATE ISSUED: 04/01/2016

PERMIT #: 2016-308148

LOCATION:	319 15TH AVENUE SOUTH	DISTRICT	TAX MAP PARCEL
		R2	195-07-04-028
	319 15TH AVENUE SOUTH	LOT	ZONING DISTRICT
			X
OWNER:			TOTAL VALUATION
			\$ 0
CONTRACTOR:	16857 LICENSE: 50151		TOTAL SQ FT
	BERRY TROY K		0
	DBA CAROLINA QUALITY HOMES		HEATED/UNHEATED
	612 A 16TH AVE S		0 / 0
	SURFSIDE BEACH, SC 29575		
	PHONE: (803) 260-0096		

TYPE CONSTRUCTION: BZA VARIANCE

OCCUPANCY GROUP: SINGLE FAMILY

<u>FEE CODE</u>	<u>FEE</u>
BOARD OF ZONING APPEALS	200.00
TOTAL PAID: 200.00 **PAID IN FULL**	TOTAL AMOUNT: 200.00

REMARKS: VARIANCE FOR OUT SIDE SET BACKS PROPERTY LINE, AND VARIANCE FOR HIGHT OF 37.5FT.

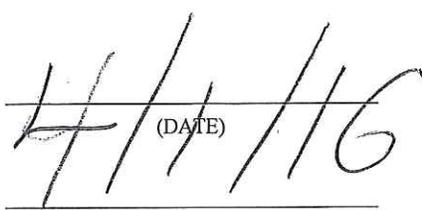
THIS PERMIT BECOMES NULL AND VOID IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL CODES, LOCAL CODES AND ZONING ODINANCE REGULATIONS.I UNDERSTAND, AGREE AND ACKNOWLEDGE BY SIGNING BELOW THAT THE ISSUANCE OF THIS PERMIT GRANTS THE CODE OFFICIAL(S) ACCESS DURING NORMAL BUSINESS HOURS TO THE PROPERTY AS LISTED ABOVE. I UNDERSTAND ALL PERMITS ARE NON-TRANSFERABLE AND NON-REFUNDABLE.

SILT FENCE MUST BE INSTALLED PROPERLY PRIOR TO ANY CLEARING/GRADING.


(SIGNATURE OF CONTRACTOR/OWNER)

(ISSUED BY)


(DATE)

(DATE)

To Hollywood Dr
Date: _____ (Name) _____ (Address)
11/29/16

319 15th Aves.
Surfside Beach, SC

CPH
CPH

